

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
June 11, 2024 at 6:00 pm
City Hall, 45 Lyon Terrace, Bridgeport CT

DEFERRED BUSINESS

D-1 (#1) 4675 Main St. – Petition of Commerce Park Associates, LLC – Seeking variances of section 3.50 primary street wall, primary street build-to zone; the drive-way width parking location; minimum number of stories and the maximum ground story height allowed to permit the construction of a 21,000-sq. ft. retail grocery store in the RX2 zone.

D-2 (#2) 129 Black Rock Ave. – Petition of 129 Black Rock, LLC – Seeking a use variance of section 3.60 to allow for an additional dwelling unit in the existing 11-unit apartment building for a total of 12 units in the NX2 zone.

NEW BUSINESS

#1 2380 (aka 2350-2394) Main St. – Petition of GV Brasil Meat Market, LLC – Seeking a variance of the 750-ft. rule of sec. 10.10.2 providing a separation between protected uses and the sale of liquor to allow for a grocery beer permit at the existing market in the MX1 zone.

#2 332 Wood Ave. – Petition of Peralta Bros Auto Clinic, LLC – Seeking to allow used cars sales at the existing motor vehicle licensed, general repair facility in the MX2 zone.

#3 205 Bostwick Ave. – Petition of City of Bridgeport Water Pollution Control Authority (WPCA) – Seeking a variance of sec. 7.140 to allow for wall and fence heights up to 16-ft. and a variance of sec. 3.140 for multiple principal buildings, story height and overall height and minimum transparency in a P4 zone, to allow for modifications, upgrades and two new buildings to the existing wastewater treatment plant.

#4 520 Success Ave. – Petition of ComLink, Inc – Seeking variances of sec. 3.20 to allow for a 24-ft. width driveway, side lot parking with less than 3-ft. setback, and height of 4-stories with a pitched roof to allow for an 8-unit apartment building in the MX2 zone.

(recess of public hearing)

Wednesday, June 12, 2023 at 6:00 pm
(public hearing reconvenes)

#5 56 Clifford St. – Petition of Habitat of Humanity of Coastal Fairfield County – Seeking variances of sec. 3.90 for an 18-ft. wide driveway entrance and the facing of the proposed 2-family house in the prevailing direction of the homes on Clifford St. in the NX2 zone.

#6 222 & 260 Greenfield Dr. – Petition of Batra Homes, LLC – Seeking variances of sec. 3.100 to allow for a building width roofed front porch; a 2nd driveway, and the setback minimum for the parking spaces for the construction of two 2-family dwellings in the N2 zone.

#7 679 Lindley St. – Petition of NMB BPT., LLC – Seeking a variance of sec. 3.50 to allow for a billiard parlor use to occupy more than 25% of the footprint of the 1st floor of the existing building in the CX zone.

#8 40, 60, 88 Hollister Ave. – Petition of Global Montello Group Corp. – Seeking variances of sec. 3.20 to allow for 3 curb cuts on Logan Street; 3 curb cuts on Hollister Ave, the maximum curb cut width to 50-ft. on 2 new curb cuts and 60-ft. on one new curb cut; the setback and height requirement on the proposed fuel pump canopy for the expansion and site improvements to existing fuel sales and convenience store location in the proposed MX2 zone.

#9 4890 Main St. & 25 Sequoia Rd. – Petition of A.J.V., LLC – Seeking variances of 3.20 to waive the primary street wall requirement; to increase the primary and non-primary street build-to zone; to permit a driveway access on a primary street; parking between the building and the street; the building height reduced to a single story of 10-ft. high and a parapet height of 9-ft.; the transparency requirement on the non-primary façade and the maximum number of parking spaces allowed to construct a 5,310-sq. ft. commercial building to accommodate two (2) fast food restaurants and a drive-thru lane in the proposed MX2 zone.

(end of public hearing)

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

ADJOURNMENT

The applications for all the above-described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected during business hours between 9am-4pm Monday thru Friday.

ROBIN SHEPARD, VICE CHAIRWOMAN